



14 Morrisons Croft Crescent, Bridge of Don, Aberdeen AB23  
8FG  
**£337,500 offers over**

## Property summary

We are delighted to offer for sale this well presented **four bedroom detached executive dwellhouse** tucked away in a quiet residential corner of the popular Bridge of Don area of the City. Completed to a high standard by Scotia Homes in 2004, the property provides a spacious and versatile family home. The property is fully double glazed with gas fired central heating throughout. The décor is smart and modern in keeping with the design build and complemented by the wooden flooring and neutral carpeting.

The accommodation comprises welcoming Entrance Hallway, well proportioned Lounge with large window overlooking the front garden and double doors to the Dining Room which also has French Doors leading out to the Rear Garden, well appointed Kitchen fitted with a range of quality base and wall mounted units with integrated appliances, Utility Room with units matching the Kitchen and doors to the Rear Garden and the garage and Cloakroom.

A carpeted staircase with handrail leads to the Upper Floor with galleried landing giving access to the Master Bedroom with En-Suite Shower Room, 3 further Double Bedrooms and the Family Bathroom. The Upper Floor landing could be used as a Study or additional tv/family area.

The large, fully enclosed, rear garden with patio area is mainly laid to lawn providing a child-safe play environment. All room sizes are generous.

## Full details

### (Ground Floor)

**Entrance Hallway:** UPVC front door with security chain and spyhole. Opaque side panels. Radiator. Two ceiling lights. Tiled floor. Double doors to Lounge. Door to Kitchen.

**Lounge:** 5.51m x 4.06m (18'1" x 13'4") approx. A well proportioned "livingroom" with large window overlooking the front garden with vertical blinds. Feature fireplace with Living Flame fire, glass shelf. Fitted carpet. Radiator. TV aerial point. Ample power points. Ceiling light with dimmer switch. Double doors lead to the Dining Room.

**Dining Room:** 4.29m x 3.00m (12'7" x 9'10") approx. With French doors overlooking the Rear Garden with curtains. Wooden flooring. Ceiling light. Radiator. Power point. Door to Kitchen.

**Kitchen:** 4.29m x 2.54m (14'1" x 8'4") approx. Fitted with a range of modern base and wall mounted units with tiled splashback and contrasting work surfaces. Large window overlooking the Rear Garden with roller blind. Stainless steel 1 ½ bowl sink with drainer and mixer tap. Smeg gas hob with single oven below and extractor hood above. Integrated dishwasher. Integrated fridge. Integrated freezer. Vinyl flooring. Radiator. Extractor fan. Telephone point. Ample power points. Door to Utility Room. Door to Entrance Hallway.

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**Type:** Detached House

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**Availability:** For Sale

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**Bedrooms:** 4

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**Bathrooms:** 2

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**Reception Rooms:** 2

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**Parking:** Driveway, Single Garage

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**Outside Space:** Front Garden, Rear Garden

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**Council Tax Band:** G

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**Utility Room:** 2.54m x 1.80m (8'4" x 5'11") approx. Fitted with base units matching the Kitchen. Window overlooking the side of the property with roller blind. Stainless steel sink and drainer. Miele washing machine. Miele tumble dryer. Part glazed door to rear garden. Vinyl flooring matching kitchen. Coathooks. Door to garage.

**Cloakroom:** 1.98m x 1.77m (6'6" x 5'10") approx. A handy Cloakroom with 2 piece white suite. Partly tiled. Spotlights. Radiator. Usual fitments.

### (First Floor)

6.35m x 3.02m (20'10" x 9'11") approx. A carpeted staircase with handrail leads to the spacious first floor landing. Two ceiling lights. Radiator. Large open area with window overlooking the front garden with roller blind presently used as a TV area/snug. Ample power points.

**Master Bedroom:** 3.91m x 3.02m (12'10" x 9'11") approx. A generous Master Bedroom with window overlooking the rear garden with venetian blinds. Two double door wardrobes with hanging rail and shelving provides considerable storage. Fitted carpet. Ceiling light. Telephone point. Ample power points. Door to En-Suite Shower Room.

**En-Suite Shower Room:** 3.02m x 1.60m (9'11" x 5'3") approx. With opaque window fitted with roller blind. Large, aqua panelled shower cubicle with Bristan shower. WC and wash-hand basin. Large mirror. Usual fitments.

**Double Bedroom 2:** 4.08m x 3.02m (13'5" x 9'11") approx. With window overlooking the front garden with venetian blind and curtains. Fitted carpet. Ceiling light. Radiator. Double door wardrobe with hanging rail and shelving provide considerable storage space. Ample power points.

**Double Bedroom 3:** 3.96m x 3.02m (13' x 9'11") approx. With window overlooking the rear garden with venetian blind. Fitted carpet. Ceiling light. Radiator. Double door wardrobe with hanging rail and shelving provide considerable storage space. Ample power points.

**Double Bedroom 4:** 3.65m x 3.02m (12' x 9'11") approx. With window overlooking the front garden with venetian blind. Fitted carpet. Radiator. Ceiling light. Ample power points. TV aerial point.

**Family Bathroom:** 2.61m x 2.36m (8'7" x 7'9") approx. With opaque glass window overlooking the rear garden with roller blind. Three piece white suite with Bristan shower over bath. Tiled in bath area. WC and wash-hand basin. Large mirror. Shaver point. Radiator. Usual fitments.

### (Outside)

The front garden is mainly laid to lawn. Driveway leading to single Garage. Gate leading to rear garden. Outside light. The fully enclosed rear garden is mainly laid to lawn and provides an ideal child-safe plan environment. The paved patio can be accessed from the Dining Room and Utility

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Room. Garden shed. Rotary clothes dryer.

**Garage:** With up and over door. Worcester central heating boiler. Power and light. Door to Utility Room

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**Type:** Detached House

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**Availability:** For Sale

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**Bedrooms:** 4

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**Bathrooms:** 2

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**Reception Rooms:** 2

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**Parking:** Driveway, Single Garage

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**Outside Space:** Front Garden, Rear Garden

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**Council Tax Band:** G

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